



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 906 Manila Avenue June 19, 2013

Application: New construction – Infill
District: Greenwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08204037600
Applicant: Vickie Young & Thomas Hopper
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

<p>Description of Project: Application is to construct new infill on a vacant lot.</p> <p>Recommendation Summary: Staff recommends approval of the project with the following conditions:</p> <ol style="list-style-type: none">1. The parking pad be extended to be a driveway that goes to at least midpoint of the house.2. The foundation be no more than two blocks high at the front.3. The porch columns have a cap and a base.4. The siding have a maximum reveal of five inches (5”).5. Staff approve the shingle color, window and door specifications, porch column and floor material, and porch railing.6. Staff approve all appurtenances prior to installation. <p>With these conditions, staff finds that the application meets Section II.B.1. of the Greenwood Neighborhood Conservation Zoning Overlay design guidelines.</p>	<p>Attachments A: Photographs B: Site Plan C: Elevations</p>
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Applicable Design Guidelines:

II.B.1 New Construction

a. Height

The height of the foundation wall, porch roof(s), and main roof(s) of a new building shall be compatible, by not contrasting greatly, with those of surrounding historic buildings.

b. Scale

The size of a new building and its mass in relation to open spaces shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Foundation lines should be visually distinct from the predominant exterior wall material. This is typically accomplished with a change in material.

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setback reductions will be determined based on:

- The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- Shape of lot;*
- Alley access or lack thereof;*
- Proximity of adjoining structures; and*
- Property lines.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

d. Materials, Texture, Details, and Material Color

The materials, texture, details, and material color of a new building's public facades shall be visually compatible, by not contrasting greatly, with surrounding historic buildings. Vinyl and aluminum siding are not appropriate.

T-1-11- type building panels, "permastone", E.F.I.S. and other artificial siding materials are generally not appropriate. However, pre-cast stone and cement fiberboard siding are approvable cladding materials for new construction; but pre-cast stone should be of a compatible color and texture to existing historic stone clad structures in the district; and cement fiberboard siding, when used for lapped siding, should be smooth and not stamped or embossed and have a maximum of a 5" reveal.

Shingle siding should exhibit a straight-line course pattern and exhibit a maximum exposure of seven inches (7").

Four inch (4") nominal corner boards are required at the face of each exposed corner.

Stud wall lumber and embossed wood grain are prohibited.

Belt courses or a change in materials from one story to another are often encouraged for large two-story buildings to break up the massing.

When different materials are used, it is most appropriate to have the change happen at floor lines.

Clapboard sided chimneys are generally not appropriate. Masonry or stucco is appropriate.

Texture and tooling of mortar on new construction should be similar to historic examples.

Asphalt shingle is an appropriate roof material for most buildings. Generally, roofing should not have strong simulated shadows in the granule colors which results in a rough, pitted appearance; faux shadow lines; strongly variegated colors; colors that are too light (e.g.: tan, white, light green); wavy or deep color/texture used to simulate split shake shingles or slate; excessive flared form in the shingle tabs; uneven or sculpted bottom edges that emphasize tab width or edges, unless matching the original roof.

e. Roof Shape

The roof(s) of a new building shall be visually compatible, by not contrasting greatly, with the roof shape, orientation, and pitch of surrounding historic buildings.

Roof pitches should be similar to the pitches found in the district. Historic roofs are generally between 6/12 and 12/12.

Roof pitches for porch roofs are typically less steep, approximately in the 3-4/12 range.

Generally, two-story residential buildings have hipped roofs.

Generally, dormers should be located on the roof. Wall dormers are not typical in the historic context and accentuate height so they should be used minimally and generally only on secondary facades. When they are appropriate they should be no wider than the typical window openings and should not project beyond the main wall.

f. Orientation

The orientation of a new building's front facade shall be visually consistent with surrounding historic buildings.

New buildings should incorporate at least one front street-related porch that is accessible from the front street.

Side porches or porte cocheres may also be appropriate as a secondary entrance, but the primary entrance should address the front.

Front porches generally should be a minimum of 6' deep, have porch racks that are 1'-3' tall and have posts that include bases and capitals.

For multi-unit developments, interior dwellings should be subordinate to those that front the street.

Subordinate generally means the width and height of the buildings are less than the primary building(s) that faces the street.

For multi-unit developments, direct pedestrian connections should be made between the street and any interior units. The entrances to those pedestrian connections generally should be wider than the typical spacing between buildings along the street.

Generally, curb cuts should not be added.

Where a new driveway is appropriate it should be two concrete strips with a central grassy median.

Shared driveways should be a single lane, not just two driveways next to each other. Sometimes this may be accomplished with a single lane curb cut that widens to a double lane deeper into the lot.

g. Proportion and Rhythm of Openings

The relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door and window openings) in a new building shall be compatible, by not contrasting greatly, with surrounding historic buildings.

Window openings on the primary street-related or front façade of new construction should be representative of the window patterns of similarly massed historic structures within the district. In most cases, every 8-13 horizontal feet of flat wall surface should have an opening (window or door) of at least 4 square feet. More leniencies can be given to minimally visible side or rear walls.

Double-hung windows should exhibit a height to width ratio of at least 2:1.

Windows on upper floors should not be taller than windows on the main floor since historically first floors have higher ceilings than upper floors and so windows were typically taller on the first floor.

Single-light sashes are appropriate for new construction. If using multi-light sashes, muntins should be fully simulated and bonded to the glass, and exhibit an interior bar, exterior bar, as well as a spacer between glass panes.

Four inch (nominal) casings are required around doors, windows and vents on non-masonry buildings.

Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.

Brick molding is required around doors, windows and vents within masonry walls but is not appropriate on non-masonry buildings.

h. Outbuildings

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.
- 2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

i. Utilities

Utility connections such as gas meters, electric meters, phone, cable, and HVAC condenser units should be located so as to minimize their visibility from the street.

Generally, utility connections should be placed no closer to the street than the mid point of the structure.

Power lines should be placed underground if they are carried from the street and not from the rear or an alley.

j. Public Spaces

Landscaping, sidewalks, signage, lighting, street furniture and other work undertaken in public spaces by any individual, group or agency shall be presented to the MHZC for review of compatibility with the character of the district.

Background: 906 Manila Avenue is a vacant lot (see photo below). In 2011, MHZC staff issued a permit to demolish a non-contributing structure on the site.



906 Manila

Analysis and Findings:

Setbacks, Orientation: The new house will face Manila Street and will be parallel to the street. The house will be just slightly off-center on the lot, which is typical for this street where there are side driveways. It will meet all base zoning setbacks, and the front wall of the house will line up with the wall of the house to its left. The house will have a two-thirds width front porch, which is appropriate.

A curb cut and parking pad at the front is existing. Although the site does back up to an alley, most of the houses along Manila Street have curb cuts and driveways because of a significant drop in grade. The grade drops over ten feet (10') from the front of the house to the back of the lot. Staff recommends that the parking pad be extended to at least the midpoint of the house so that it appears to be more like a driveway. Note that the carport that is drawn on the plans is not part of the proposed project. With the condition that the parking pad be extended to be a driveway, staff finds that the infill's setbacks and orientation meet Sections II.B.1.c. and I.B.1.f. of the design guidelines.

Height & Scale: The proposed house will be one-and-one-half stories tall. It will have an eave height of approximately eight feet, three inches (8'3") and ridge height of twenty-two feet (22') above the foundation, which is drawn to be three blocks high. As noted above, the site's grade drops significantly from the front to the back of the property, which will increase the foundation height towards the rear of the structure. Staff therefore asks that the foundation be no more than two blocks high at the front in order to minimize the height of the foundation at the rear. The house will be twenty-eight feet, eight inches (28'8") wide and sixty feet, two inches (60'2") deep. The front porch will be six feet (6') deep.

By comparison, most of the houses on Manila Street are one story in height, although the house across the street which dates to the late 19th century and the house to the right of No. 906, which faces Sharpe Avenue, are taller. Staff finds that the proposed height and scale of the new infill is modest and would not detract from the historic character of the Greenwood neighborhood. Staff therefore finds that the structure's height and scale meet Sections II.B.1.a. and I.B.1.b. of the design guidelines.

Materials: The primary cladding material for the house will be cement fiberboard siding. Staff asks that the reveal of the siding be a maximum of five inches (5"). Shakes will be used in the front gable field. The windows will be aluminum clad, the foundation will be split face concrete block, and the roof will be asphalt shingles. Staff asks to approve the color of the shingle roof and the specifications for all windows and doors prior to purchase and installation. The materials for the porch floor, porch railing, and porch columns were not specified, and staff asks to review these materials. The porch columns should have a cap as well as a base added to them. The rear porch will be screened. With the aforementioned final staff approvals, staff finds that the proposed materials meet Section II.B.1.d. of the design guidelines.

Roofs: The primary roof form will be a cross gable. The front gables will have a 10/12 slope and the side gable will have a 7/12 slope. The rear-facing gables will also have a 7/12 slope. Staff finds that this roof form is compatible with the historic character of the district and meets Section II.B.1.e. of the design guidelines.

Proportion & Rhythm of Openings: The front elevation will have two sets of double windows. The primary windows are generally twice as tall as they are wide, thereby meeting typical window proportions. There are no large expanses of wall space without a window or door opening, and staff therefore finds that the infill's proportion and rhythm of openings meet Section II.B.1.g. of the design guidelines.

Appurtenances: Other than the parking pad (discussed under "Orientation"), no appurtenances were indicated on the drawings. Staff asks to approve all appurtenances, including walkways and fences, prior to their installation.

Recommendation Summary: Staff recommends approval of the project with the following conditions:

1. The parking pad be extended to be a driveway that goes to at least the midpoint of the house.
2. The foundation be no more than two blocks high at the front.
3. The porch columns have a cap and a base.
4. The siding has a maximum reveal of five inches (5").
5. Staff approves the shingle color, window and door specifications, porch column and floor material, and porch railing.
6. Staff approves all appurtenances prior to installation.

With these conditions, staff finds that the application meets Section II.B.1. of the Greenwood Neighborhood Conservation Zoning Overlay design guidelines.

Context Photos:



To the right of the site, looking towards Sharpe Avenue/Ellington Parkway.



To the left of the site.



Houses to the left of site, showing curb cut



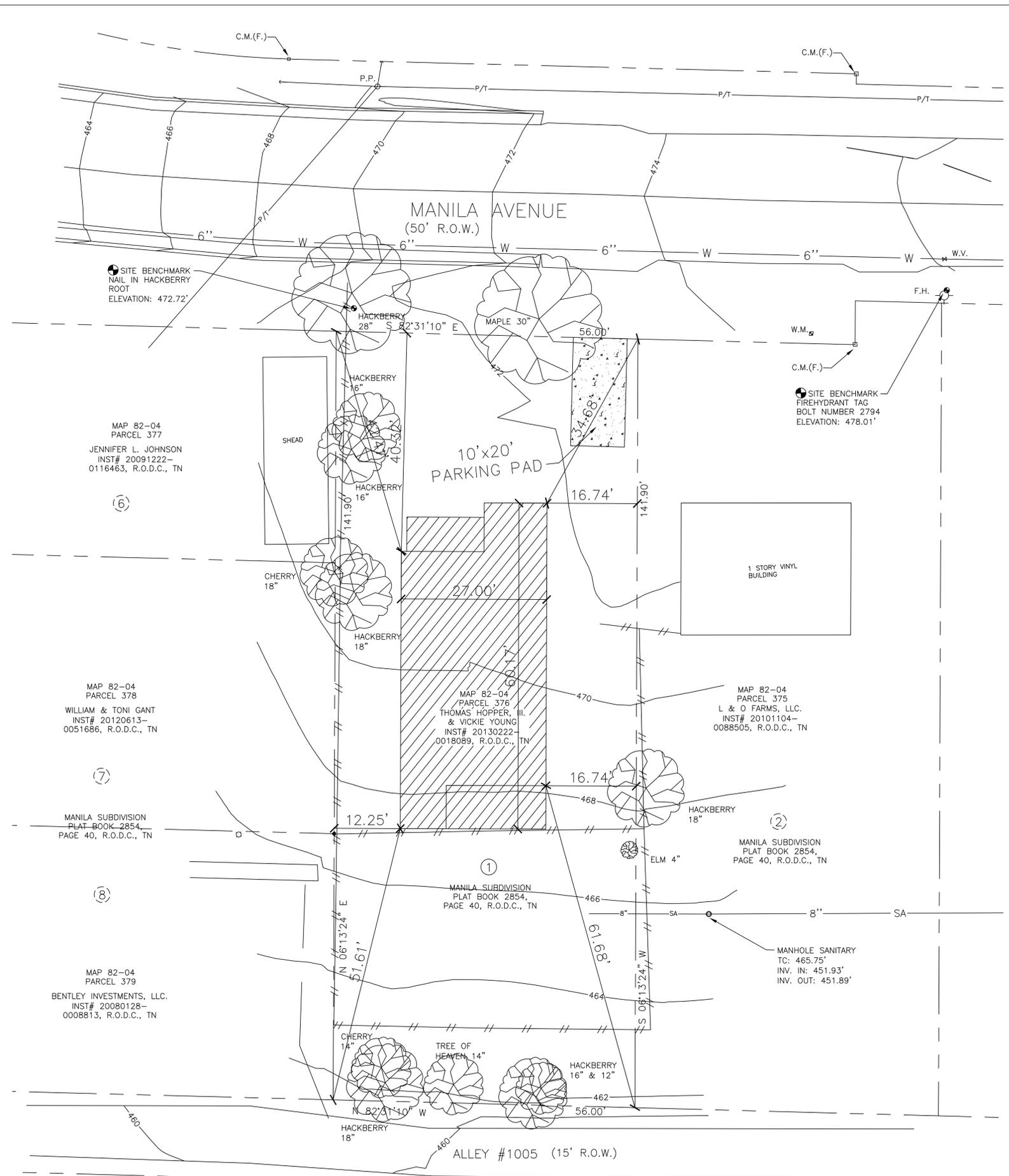
Houses to the left of site, showing cut cuts



Historic House across the street from site.



Curb cut for historic house across the street from site



LEGEND

I.R.(F)	IRON ROD (FOUND)	□
I.R.(S)	IRON ROD (SET)	⊠
C.M.(F)	CONCRETE MONUMENT (FOUND)	⊞
M.H.	SANITARY MANHOLE	⊕
E.M.	ELECTRIC METER	⊙
P.P.	POWER POLE	⊚
T.P.	TELEPHONE POLE	⊛
G.M.	GAS METER	⊜
-G-	GAS LINE	⊝
-E-	ELECTRIC LINE	⊞
-T-	TELEPHONE LINE	⊠
-W-	WATER LINE	⊡
-SA-	SANITARY SEWER LINE	⊣
C.O.	CLEAN OUT	⊤
W.V.	WATER VALVE	⊥
W.M.	WATER METER	⊦
F.H.	FIRE HYDRANT	⊧
—	FENCE LINE	⊨
—	POWER POLE/ TELEPHONE POLE	⊩
—	ANCHOR	⊪
—	LIGHT	⊫
—	WATER VALVE	⊬
—	CONCRETE	⊭
—	LIGHT	⊮
—	GAS METER	⊯
—	WATER VALVE	⊰
—	FIRE HYDRANT	⊱
—	GAS VALVE	⊲
—	LOT NUMBER	⊳
—	FENCE POST	⊴

TOTAL AREA = 0.182 ACRES
= 7,944.465 S.F.

Scale 1" = 10'

- GENERAL NOTES**
- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
 - DISTANCE SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - THE SUBJECT PROPERTY IS PRESENTLY ZONED RS5.
 - THE SUBJECT PROPERTY PARCEL 206 CONTAINS 7,944.465 SQUARE FEET OR 0.182 ACRES OF LAND.
 - NO PORTION OF THE PROPERTY SHOWN HEREON IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAPS AVAILABLE TO THIS OFFICE. MAP NUMBER NO. 47037C0209 F, DATED APRIL 20, 2001. ZONE "X"
 - UTILITIES SHOWN ARE FROM FIELD LOCATION OF VISIBLE STRUCTURES AND FROM CONSULTATION WITH THE VARIOUS UTILITY DEPARTMENTS. AVAILABILITY AND VERIFICATION OF THE EXISTING UTILITIES SHOULD BE MADE PRIOR TO ANY DECISION RELATED TO THE UTILITIES.
 - THE ADDRESS OF THE SUBJECT PROPERTY FOR PARCEL 906 MANILA AVENUE, NASHVILLE, TN. 37206.
 - BEARINGS SHOWN ON THE SURVEY ARE TO TENNESSEE STATE PLANE COORDINATES 1983.

DEED REFERENCE
TO: THOMAS HOPPER, III, & VICKIE YOUNG
RECORD: INSTRUMENT # 20130222-0018089, R.O.D.C., TENNESSEE

TAX MAP REFERENCE
BEING PARCEL 376 ON TAX MAP 82-04

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, THAT IT WAS MADE USING THE LATEST RECORDED DEEDS AND THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: STEVEN C. MATTHEWS TN. RLS #2352

906 MANILA AVENUE
BEING PARCEL 376 ON TAX MAP 8204
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

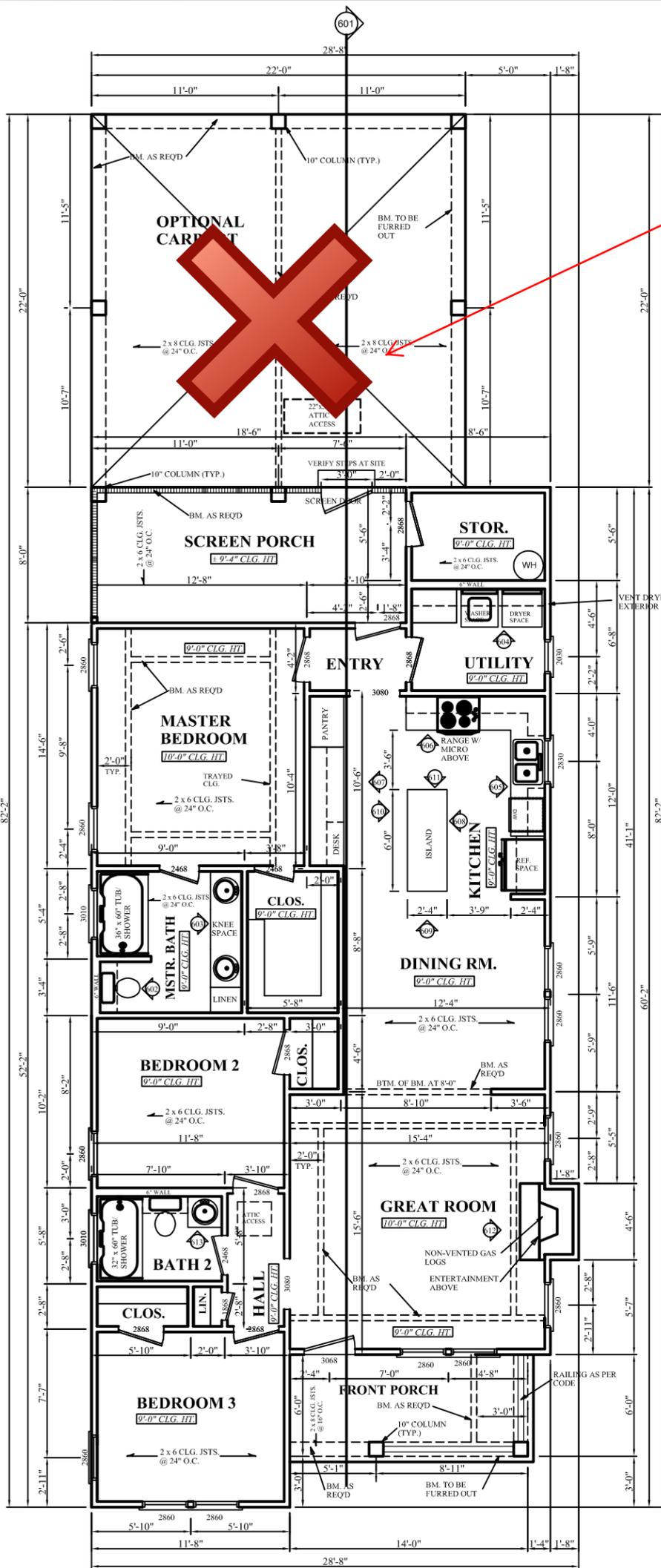
Dale & DD Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture

Boundary & Topographic Survey

REVISIONS:
DATE: May 29, 2013

PROJECT #13064
SHEET NUMBER:
1
1 OF 1

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166



MHJC Note:
carport is not part
of the application.

- NOTES:**
1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
 4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THEN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. IRC 2006, R312.1
 8. PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW. IRC 2006, R312.1
 9. APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES LONG AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH IRC 2006 CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. EXCEPTION: THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE IS CAPABLE OF BEING SERVICED AND REMOVED THROUGH THE REQUIRED OPENING. IRC 2006, M1305.1.3
 10. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2006 R310.1.1.
 11. ALL RETURN AIR GRILLS ARE NOT TO BE LOCATED WITHIN 10 FEET OF ANY COMBUSTIBLE APPLIANCES.
 12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.

NOTE: WINDOWS TO BE ALUMINUM CLAD
NOTE: HVAC UNIT TO BE LOCATED IN ATTIC SPACE.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

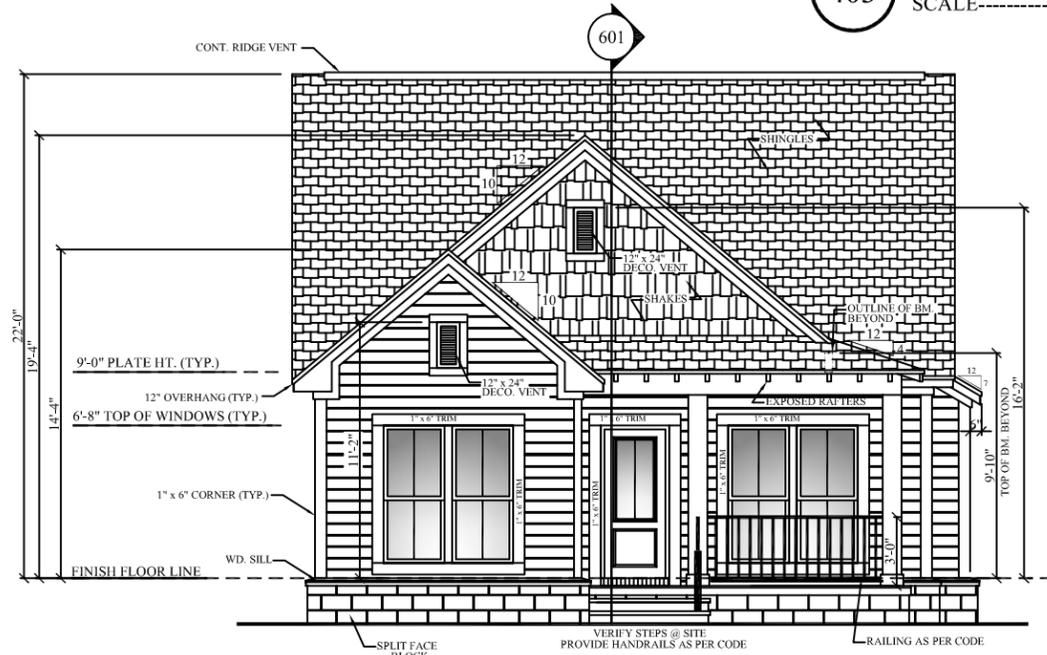
AREAS:	1300	S.F. HEATED
	148	S.F. UNHEATED - SCREEN PORCH
	47	S.F. UNHEATED - STORAGE
	84	S.F. UNHEATED - FRONT PORCH
	279	S.F. UNHEATED - TOTAL
	1579	S.F. TOTAL
	484	S.F. OPTIONAL CARPORT



MH3C Note:
Carport is not part
of the application

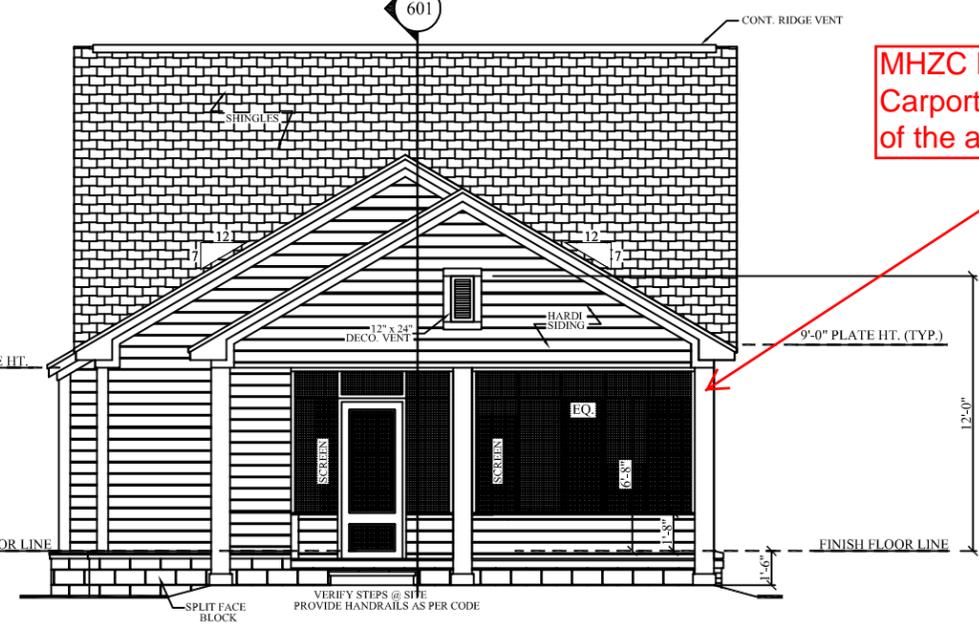
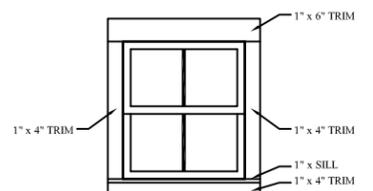
403 RIGHT VIEW
SCALE----- 1/4" = 1'-0"

- EXTERIOR ELEVATION NOTES:**
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
 2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
 3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
 4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
 5. WINDOWS TO BE ALUMINUM CLAD.



401 FRONT VIEW
SCALE----- 1/4" = 1'-0"

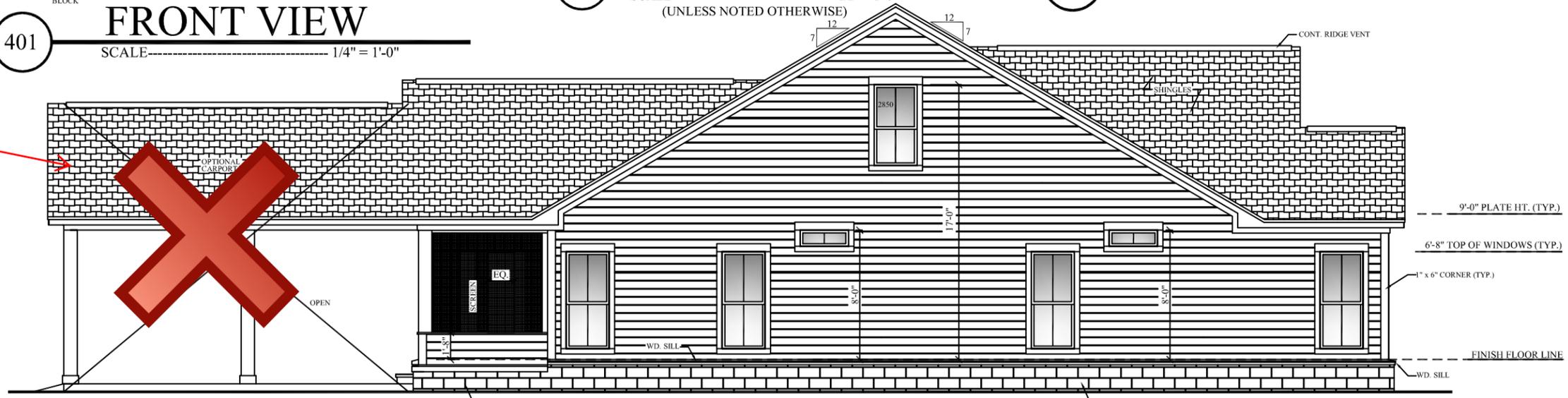
405 TYP. WINDOW CASING
SCALE----- 1/2" = 1'-0"
(UNLESS NOTED OTHERWISE)



MH3C Note:
Carport is not part
of the application

402 REAR VIEW
SCALE----- 1/4" = 1'-0"

MH3C Note:
Carport is not part
of the application



404 LEFT VIEW
SCALE----- 1/4" = 1'-0"